



Beechwood
Studley Green



bonners & babingtons

Beechwood Studley Green Buckinghamshire HP14 3XB

Guide Price - £350,000

A four double bedroom detached home offering versatile living accommodation with large private rear garden, garage and generous parking. The property is located in the highly regarded village of Studley Green benefiting from excellent transport links. The property is in need of some updating and is offered For Sale` with NO UPPER CHAIN.

The property consists of a spacious living room which provides a open fire place, making this a cozy place to relax. The dining room is located next to the living room. The kitchen provides ample eye and waist level storage units, with space for white goods and extends into another reception room with French doors into the rear garden. In addition, there are two double bedrooms. There is also a separate utility and cloakroom. Upstairs there are two double bedrooms, all of which provide space for wardrobes and the principle benefits from built in wardrobe space. There is also a family bathroom, with bath and a overhead shower.

Outside there is a good size, south east facing rear garden, The garden is bordered by trees and bushes providing privacy boasting a garage. To the front of the property, there is driveway parking for multiple vehicles with side access to the rear garden and garage.

Other notable features include : Oil central heating, potential to extend STPP.





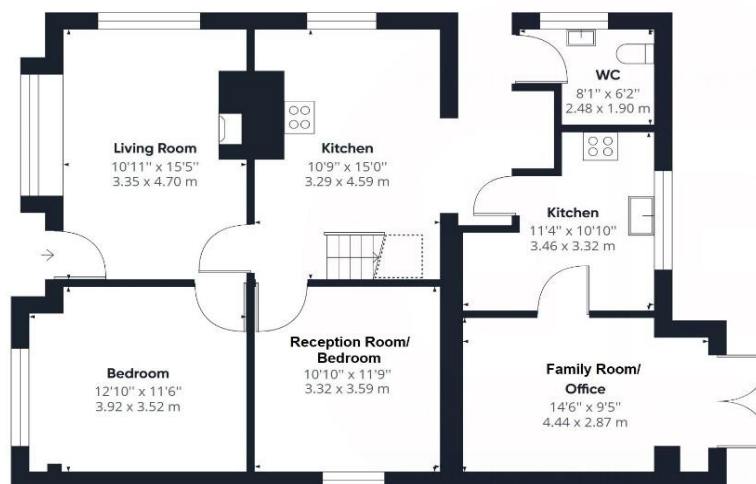
Location

The property is well placed for access to nearby walks in open countryside and beech woodlands and playing fields. There is also a popular Infants School within the village of Studley Green and the nearby village of Stokenchurch has shops for day-to-day use, doctor's surgery, post office, library, Primary School, whilst more extensive facilities can be found in High Wycombe, approximately nine miles distance. There is easy

access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

Council Tax - Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		73
(59-68)	D		
(49-58)	E	51	
(39-48)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

1286.37 ft²

119.51 m²

Reduced headroom

19.67 ft²

1.83 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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